FOR SALE/TO LET

BROWNFIELD DEVELOPMENT / INDUSTRIAL SITE

WELL LOCATED TO THE EAST OF DUNDEE IN ESTABLISHED COMMERCIAL LOCATION

POTENTIAL TO DEVELOP AROUND 40 SMALL INDUSTRIAL UNITS

SITE AREA: 1.42 HECTARES / 3.51 ACRES OR THEREBY

OFFERS OVER £480,000





VIDEO TOUR

WHAT 3 WORDS



CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01382 878005 | shepherd.co.uk Oliver Farquharson oliver.farquharson@shepherd.co.uk | 01382 878005 | shepherd.co.uk











Location

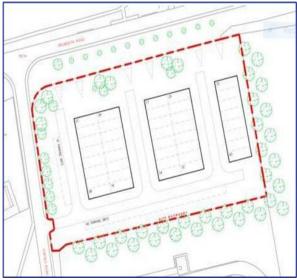
Dundee is located on the east coast of Scotland approximately mid-way between Aberdeen, (circa 105 km (65 miles) to the north and Edinburgh, circa 96 km (60 miles) to the south) overlooking the Tay estuary and has a resident population of circa 155,000 persons and a catchment of some 235,000 persons (source: focus). Dundee is Scotland's fourth largest city and is the regional centre for employment, services and retailing within Tayside. The city has its own airport with daily flights to London and sits on the main east coast railway line which runs services into London (Kings Cross). The ongoing regeneration as part of the waterfront development has been well documented and the opening of the V&A museum has helped establish Dundee as a major regional centre. The subjects are located within an established industrial estate, which lies approximately 3 miles north-east of Dundee city centre and is easily accessed off Arbroath Road











DESCRIPTION

The site comprises a former factory unit which has now been demolished. It comprises a relatively level site with access off Forties Road. The site is bound by mesh fencing and trees and is located on the corner of Drumgeith Road and Forties Road. The site area is understood to extend to approximately 1.42 hectares / 3.51 Aces or thereby.



PRICE

Our client is inviting offers over £480,000 for their freehold interest and a closing date may be set.

PLANNING

We are of the opinion the site will be of interest to developers considering a small development of industrial units. All interested parties should make their own enquiries to Dundee City Council Planning Department.

RATEABLE VALUE

The subjects have been assessed for rating purposes at a Rateable Value of: £18,200 The unified business rate for 2024/2025 financial year is 49.8 pence.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Both parties shall be responsible for their own legal costs with the purchaser responsible for any land and building transaction tax.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid i.reid@shepherd.co.uk



Oliver Farquharson

Oliver.farquharson@shepherd.co.uk

Shepherd Chartered Surveyors 13 Albert Square Dundee DD1 1XA t: 01382 878005











ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE